

RESOLUTION NO. 2004-144

A RESOLUTION OF THE LODI CITY COUNCIL ADOPTING AMENDED  
IMPACT MITIGATION FEE FOR STREETS AND ROADS, EXHIBIT ONE,  
AND AMENDED EXHIBITS I AND J OF THE DEVELOPMENT IMPACT  
FEE UPDATE STUDY, OCTOBER 2001

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WHEREAS, the City Council adopted Resolution 2001-242 amending Development Impact Mitigation Fees (IMF) for all developments within the City on October 17, 2001. The report, "Development Impact Fee Update Study," prepared by Harris & Associates, was benchmarked to June 30, 1999, for determining future IMF program capital expenditures. The fees set by Resolution 2001-242 included an adjustment to January 1, 2001, using the Engineering News Record (ENR) Twenty Cities Construction Cost Index. Subsequently, all IMF fees have been adjusted using that ENR index on January 1, 2002, January 1, 2003, and January 1, 2004; and

WHEREAS, in the report, "Development Impact Fee Update Study," one facility cost in the Streets and Road category was inadvertently excluded from the listing of program costs shown in Exhibit I of the report. The program cost not included was the fair share cost assigned to new development for street and road facilities constructed prior to 1991 with excess capacity to serve new development. The revised Exhibit I is attached and the added facility cost is shown in bold on Page 3 of that Exhibit; and

WHEREAS, the suite of Streets and Road Fees (as of June 30, 1999) is provided in revised Exhibit J of the report, "Development Impact Fee Update Study," and serves to amend the report. Exhibit One presents the listing of Streets and Road Fees for the Council to adopt by resolution that have been adjusted using the ENR index for the period of June 30, 1999 to January 1, 2004.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council hereby adopts the amended Impact Mitigation Fee for Streets and Roads, Exhibit One, and amended Exhibits I and J of the Development Impact Fee Update Study, October 2001.

Dated: July 21, 2004

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I hereby certify that Resolution No. 2004-144 was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 21, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Land, and Mayor Hansen  
NOES: COUNCIL MEMBERS – None  
ABSENT: COUNCIL MEMBERS – Howard  
ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON  
City Clerk

**EXHIBIT "I" (PAGE 1 OF 3)**  
**(Project Cost as of June 30, 1999)**  
**(Revised July 21, 2004)**

**Streets/Roads/Traffic Projects**  
**City of Lodi Capital Improvement Program**

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>
MTSI 001	Kettleman Lane Restriping - Lower Sac. Rd. to Ham Ln.	Open	\$ 55,000
MTSI 002	Kettleman Lane Restriping - Ham Ln. to Stockton St.	Open	\$ 55,000
MTSI 003	Kettleman Lane Restriping - Stockton St. to Cherokee Ln.	Open	\$ 29,000
MTSI 004	Kettleman Lane / State Rte. 99 Interchange	Open	\$ 4,921,000
MTSI 005	Kettleman Lane Widening - Phase 2	Open	\$ 771,000
MTSI 006	Lower Sacramento Rd. Widening from Turner Rd. to Lodi Ave.	Open	\$ 361,000
MTSI 007	Lower Sacramento Rd. Widening from Lodi Ave. to Taylor Rd.	Open	\$ 253,000
MTSI 008	Lower Sacramento Rd. Widening from Taylor Rd. to Kettleman Ln.	Open	\$ 288,000
MTSI 009	Lower Sacramento Rd. Widening from Kettleman Ln. to Orchis Dr.	Open	\$ 299,000
MTSI 010	Lower Sacramento Rd. Widening from Orchis Dr. to Century Blvd.	Open	\$ 247,000
MTSI 011	Lower Sacramento Rd. Widening from Century Blvd. To Kristen Ct.	Open	\$ 381,000
MTSI 012	Lower Sacramento Rd. Widening from Kristen Ct. to Harney Lane	Open	\$ 165,000
MTSI 013	Harney Lane Widening from Lower Sacramento Road to Mills	Open	\$ 457,000
MTSI 014	Harney Lane Widening from WID Crossing to Lower Sacramento Road	Open	\$ 292,000
MTSI 015	Harney Lane Widening from WID Crossing to Hutchins Street	Open	\$ 149,000
MTSI 016	Harney Lane Widening from Hutchins St. to Stockton St.	Open	\$ 215,000
MTSI 017	Harney Lane Widening from Stockton St. to Cherokee Lane	Open	\$ 248,000
MTSI 018	Harney Lane Widening from Lower Sacramento Rd. to west City boundary	Open	\$ 303,000
MTSI 019	Project Study Report	Completed	\$ -
MTSI 020	SR 99 at Turner Road - Interchange Improvements	Open	\$ 1,907,000
MTSI 021	Lodi Avenue Restriping	Open	\$ 31,000
MTSI 022	Lodi Avenue Construction	Completed	\$ -
MTSI 023	Turner Road Restriping	Not In Program	\$ -
MTSI 024	Turner Road Construction	Open	\$ 34,000
MTSI 025	Century Boulevard Widening	Open	\$ 113,000
MTSI 026	Century Boulevard Construction	Completed	\$ -
MTSI 027	Stockton Street Widening	Partially Completed	\$ 73,000
MTSI 028	Guild Avenue Construction	Partially Completed	\$ 487,000
MTSI 029	Turner Road Widening	Completed	\$ -
MTSI 030	Lodi Avenue Widening	Partially Completed	\$ 131,000
MTSI 031	Kettleman Lane Widening	Open	\$ 153,000

**EXHIBIT "I" (PAGE 2 OF 3)**  
**(Project Cost as of June 30, 1999)**  
**(Revised July 21, 2004)**

**Streets/Roads/Traffic Projects**  
**City of Lodi Capital Improvement Program**

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>
MTSI 032	Lockford Street Widening	Open	\$ 1,645,000
MTSI 033	Victor Road - SR 99 tp CCT Railroad Co.	Open	\$ 444,000
MTSO 001	Master Traffic System - Traffic System Master Plan 1987	Completed	\$ -
MTSO 002	Master Traffic System - Traffic System Master Plan 2001	Open	\$ 26,000
MTSO 003	Master Traffic System - Five Year CIP Update 2010	Open	\$ 26,000
MTSO 004	Public Works Admin. Building Expansion [1]	Open	\$ 322,000
MTSO 005	Public Works Storage Facility [1]	Open	\$ 162,000
MTSO 006	Public Works Garage/Wash Facility [1]	Open	\$ 288,000
MTS 001	Traffic Signal @ Turner Road & Lower Sacramento Road	Partially Completed	\$ 47,000
MTS 002	Traffic Signal @ Turner Road & SR 99 Southbound Ramp	Open	\$ 123,000
MTS 003	Traffic Signal @ Victor Road & Cluff Avenue	Completed	\$ -
MTS 004	Traffic Signal @ Lodi Avenue & Lower Sacramento Road	Partially Completed	\$ 48,500
MTS 005	Traffic Signal @ Lodi Avenue & Mills Avenue	Open	\$ 62,000
MTS 006	Traffic Signal @ Lower Sacramento Road & Vine Street	Completed	\$ -
MTS 007	Traffic Signal @ Kettleman Lane & Mills Avenue	Completed	\$ -
MTS 008	Traffic Signal @ Kettleman Lane & SR 99 Southbound Ramp	Completed	\$ -
MTS 009	Traffic Signal @ Kettleman Lane & Beckman Road	Completed	\$ -
MTS 010	Traffic Signal @ Lower Sacramento Road & Harney Lane	Open	\$ 124,000
MTS 011	Traffic Signal @ Harney Lane & Mills Avenue	Open	\$ 117,000
MTS 012	Traffic Signal @ Harney Lane & Ham Lane	Open	\$ 117,000
MTS 013	Traffic Signal @ Harney Lane & Stockton Street	Open	\$ 58,500
MTS 014	Traffic Signal @ Elm Street & Lower Sacramento Road	Partially Completed	\$ 64,000
MTS 015	Traffic Signal @ Lockeford Street & Stockton Street	Open	\$ 58,500
MTS 016	Traffic Signal @ Turner Road & Stockton Street	Completed	\$ -
MTS 017	Traffic Signal @ Pine Street & Stockton Street	Open	\$ 58,500
MTS 018	Traffic Signal @ Turner Road & Mills Avenue	Completed	\$ -
MTS 019	Traffic Signal @ Turner Road & Edgewood	Open	\$ 58,500
MTS 020	Traffic Signal @ Kettleman Lane & Central Avenue	Completed	\$ -
MTS 021	Traffic Signal @ Elm Street & Mills Avenue	Open	\$ 58,500
MTS 022	Traffic Signal @ Cherokee Lane & Vine Street	Open	\$ 68,500
MTS 023	Traffic Signal @ Ham Lane & Century Boulevard	Open	\$ 62,000
MTS 024	Traffic Signal @ Cherokee Lane & Elm Street	Open	\$ 68,500
MTS 025	Traffic Signal @ Lower Sacramnto Rd & Tokay	Open	\$ 162,000
MTS 026	Traffic Signal @ Lower Sacramnto Rd & Kettleman Lane	Open	\$ 259,000

**EXHIBIT "I" (PAGE 3 OF 3)**  
**(Project Cost as of June 30, 1999)**  
**(Revised July 21, 2004)**

**Streets/Roads/Traffic Projects**  
**City of Lodi Capital Improvement Program**

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>
[1] Funding shared equally by Water, Sewer and Streets programs.			
MBC 001	Box Culvert - WID Canal, Lower Sacramento Road, South of Lodi Ave.	Open	\$ 316,000
MBC 002	Box Culvert - WID Canal, Turner Road, South of Lodi Avenue	Open	\$ 97,500
MBC 003	Box Culvert - WID Canal, Mills Avenue, South of Vine Street	Completed	\$ -
MBC 004	Box Culvert - WID Canal, Harney Lane, West of Hutchins Street	Open	\$ 280,000
MRRX 001	RR Crossing - Lower Sacramento Road, North of Turner Road	Open	\$ 114,000
MRRX 004	RR Crossing -Guild Avenue, intersection of Guild Ave. & Lockeford St.	Open	\$ 228,000
MRRX 005	RR Crossing - Victor Rd., CCT RR Co, East of Guild Ave.	Open	\$ 248,000
MRRX 006	RR Crossing - Beckman Road, intersection of Beckman & Lodi Avenue	Open	\$ 253,000
MRRX 007	RR Crossing -Guild Avenue, intersection of Guild Ave. & Lodi Avenue	Open	\$ 233,000
MRRX 008	RR Crossing - Cluff Avenue, intersection of Cluff & Thurman St.	Completed	\$ -
MRRX 009	RR Crossing - Kettleman Lane, East of Guild Avenue	Open	\$ 254,000
MRRX 010	RR Crossing - Harney Lane, East of Hutchins Street	Open	\$ 241,000
<b>New Development Share of Existing Facilities</b>		<b>Partially Completed</b>	<b>\$ 1,182,943</b>
<b>Total Project Costs =</b>			<b>\$ 20,393,443</b>

Note: Open Projects are those that have not yet been undertaken

**EXHIBIT "J"**  
**SUMMARY OF DEVELOPMENT IMPACT FEES**  
**STREETS/ROADS/TRAFFIC**  
**(As of June 30, 1999)**  
**(Revised July 21, 2004)**

<b>LAND USE CATEGORIES</b>	<b>Unit</b>	<b>RAE</b>	<b>Fee</b>
<b><u>RESIDENTIAL</u></b>			
Low Density	Acre	1.00	\$8,139
Medium Density	Acre	1.96	\$15,953
High Density	Acre	3.05	\$24,824
<b><u>PLANNED RESIDENTIAL</u></b>			
Low Density	Acre	1.00	\$8,139
Medium Density	Acre	1.96	\$15,953
High Density	Acre	3.05	\$24,824
<b><u>COMMERCIAL</u></b>			
Retail Commercial	Acre	2.08	\$16,929
Office Commercial	Acre	3.27	\$26,615
<b><u>INDUSTRIAL</u></b>			
Light Industrial	Acre	2.00	\$16,278
Heavy Industrial	Acre	1.27	\$10,337

Source: City of Lodi, Public Works Department

Exhibit One  
Development Impact Mitigation Fees  
Streets and Roads  
(as of January 1, 2004)

LAND USE CATEGORIES	Unit	RAE	Fee
<b><u>RESIDENTIAL</u></b>			
Low Density	Acre	1.00	\$9,142
Medium Density	Acre	1.96	\$17,920
High Density	Acre	3.05	\$27,884
<b><u>PLANNED RESIDENTIAL</u></b>			
Low Density	Acre	1.00	\$9,142
Medium Density	Acre	1.96	\$17,920
High Density	Acre	3.05	\$27,884
<b><u>COMMERCIAL</u></b>			
Retail Commercial	Acre	2.08	\$19,016
Office Commercial	Acre	3.27	\$29,896
<b><u>INDUSTRIAL</u></b>			
Light Industrial	Acre	2.00	\$18,285
Heavy Industrial	Acre	1.27	\$11,611

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Source: City of Lodi, Public Works Department